

09/27/05

# Architecture & Engineering Solutions LLC

Masterplanning / Architecture / Engineering / Construction Management

4020 North 20th Street Suite 308 / Phoenix AZ 85016 / 602-241-3335 / Fax 602-241-3353

September 27, 2005

Mr. Greg Williams  
Senior Planner, City of Scottsdale  
Planning & Development Services  
7447 E. Indian School Rd., Suite 105  
Scottsdale, AZ.

**RE: Project Narrative for Design Review Board Package  
NWC Via Linda & 90<sup>th</sup> Street; New Parcels at Fry's Center**

Mr. Williams:

Architecture & Engineering Solutions LLC is logging in this Design Review Board package on behalf of the Barclay Group. It is our intent to demolish the existing outdoor seasonal sales portion of the Fry's store and construct on the same site the "Retail C" building which consists of a 7,420 SF single story, multi tenant, retail strip center. Within this new parcel the Owner will also construct the "Retail B" building which consists of a freestanding 7,000 SF single story, multi tenant, retail strip center. Finally, this project will request a land division of an additional new pad parcel located within the existing parking field of the Fry's shopping center where a new bank building will be designed and constructed by others (this building is not a part of this project, the pad for it is a part of our DRB and land division package).

This project will provide the community with architectural design that closely fits in with the design theme of the newly remodeled Fry's store matching its materials and color palette. Each of the 2 new buildings will support themselves in terms of City code compliant parking count, open space, parking lot landscaping, utility connections, trash dumpsters, etc. The specific use for the proposed tenant spaces is unknown at this time; however the tenants will all fit within the Business occupancy classification. Common facilities consist of parking spaces through a common parking agreement with Fry's and the total quantity of car parks required by City Ordinance for all the buildings on site is exceeded by our proposed parking plan. Water drainage/retainage for the entire site will be handled just as it is currently and a cross drainage agreement will be agreed to by all parcel owners. Open space requirements will need to be researched in that a portion of the original overall Fry's parcel open space appears to have been taken by ADOT through eminent domain for the Loop 101 construction. There are no unusual site constraints involved with this project.

There will be no new parking lot lighting added as a part of this project because the existing lots are illuminated already. Several existing light poles may be relocated. Photometric studies will show that the code compliant lighting levels are maintained after the fixtures are rearranged. The buildings will be aesthetically enhanced and public safety will be maintained by new wall mounted and landscape lighting fixtures that will have no lens exposed to view.

Please call if there are questions regarding any portion of this submittal. We look forward to meeting with the City once this package has been reviewed.

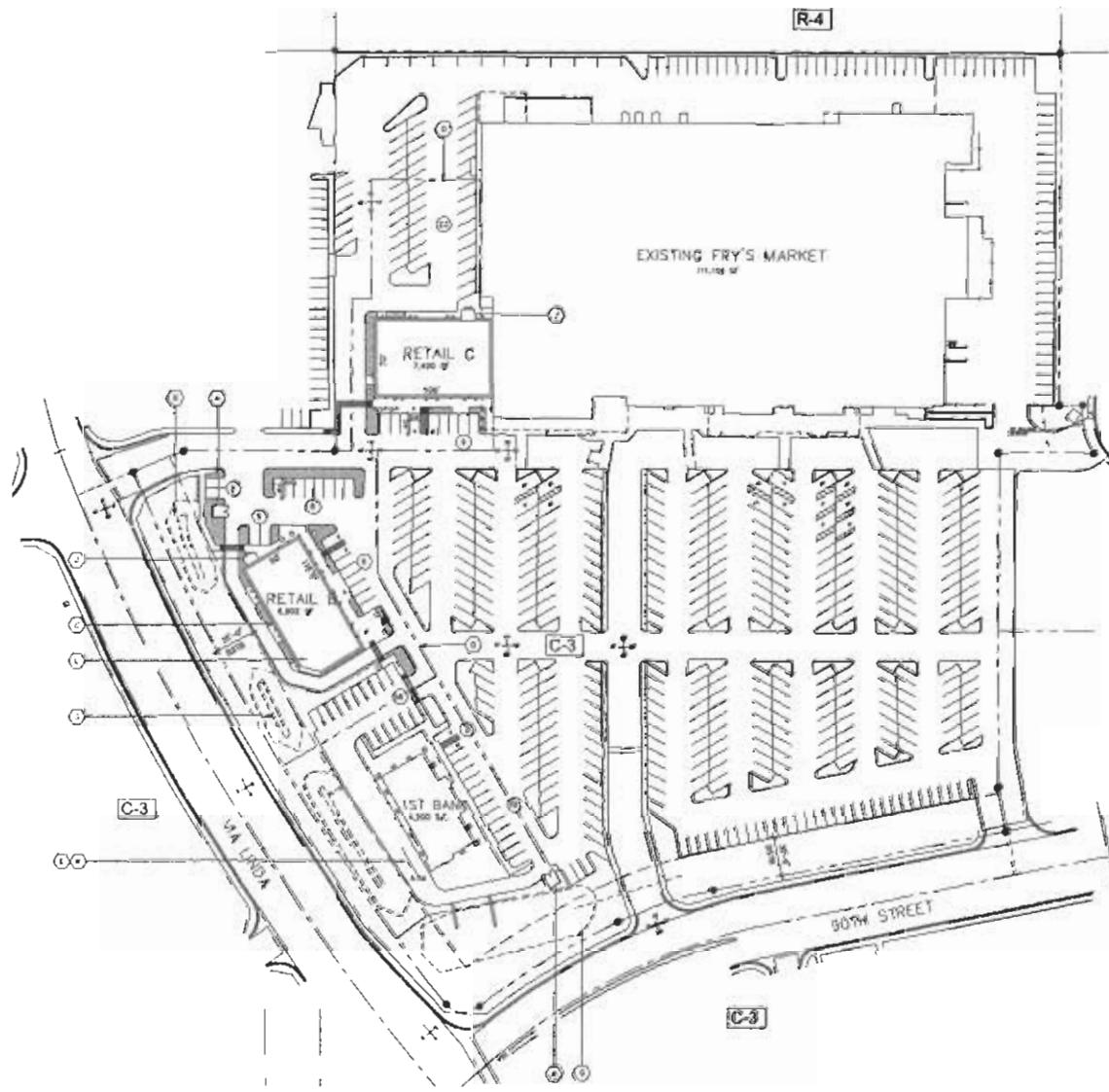
Architecture & Engineering Solutions, LLC



Martin Flood, AIA  
Manager/Principal

81-DR-2005

09/27/05



NOTES SEE PHOT LOCATOR

SITE DATA

SITE AREA (SF)  
EXISTING  
PROPOSED USES  
BALCONY AREA  
(FRY'S MARKET)  
RETAIL C  
1ST BANK  
LOT COVER (ALLURE)  
FRONT TO REAR  
REAR TO REAR  
BEC TO REAR  
BUILDING HEIGHT  
30'-0"

PARKING REQUIRED  
FRY'S MARKET  
RETAIL C  
1ST BANK  
TOTAL  
1,100 SF @ 5,000 SF / A  
1,000 SF @ 1,000 SF / A  
1,000 SF @ 1,000 SF / A  
TOTAL

PARKING PROVIDED  
FRY'S MARKET  
RETAIL C  
1ST BANK  
TOTAL  
STANDARD  
ACCESSIBLE  
STANDARD  
ACCESSIBLE  
STANDARD  
ACCESSIBLE  
TOTAL

SITE PARKING RATIO  
PARCEL AREA +  
RETAIL C  
1ST BANK  
TOTAL  
1,000 SF / 100 SF = 1.00 STALLS / SF

1 INCLUDE REQUIRED SELF-PARK AREA

OPEN SPACE AREA CALCULATIONS

RETAIL C  
REQUIRED AREA

PROPOSED AREA

KEYNOTES

- 1. NEW ENCLOSURE.
- 2. PROPOSED DRIVE THRU AREA - 10' X 50'.
- 3. UNPAVED AREA.
- 4. PROPOSED PARCEL LINE.
- 5. NEW DRIVE-THRU LANE.
- 6. 1ST BANK.
- 7. EXISTING RETAILER'S DRIVE-THRU.
- 8. 10' X 30' LOADING AREA.
- 9. 10' X 10' OWNER'S ROOM.
- 10. NEW DRIVE-THRU ENCLOSED LANE.
- 11. 10' X 30' DRIVE-THRU SITE.

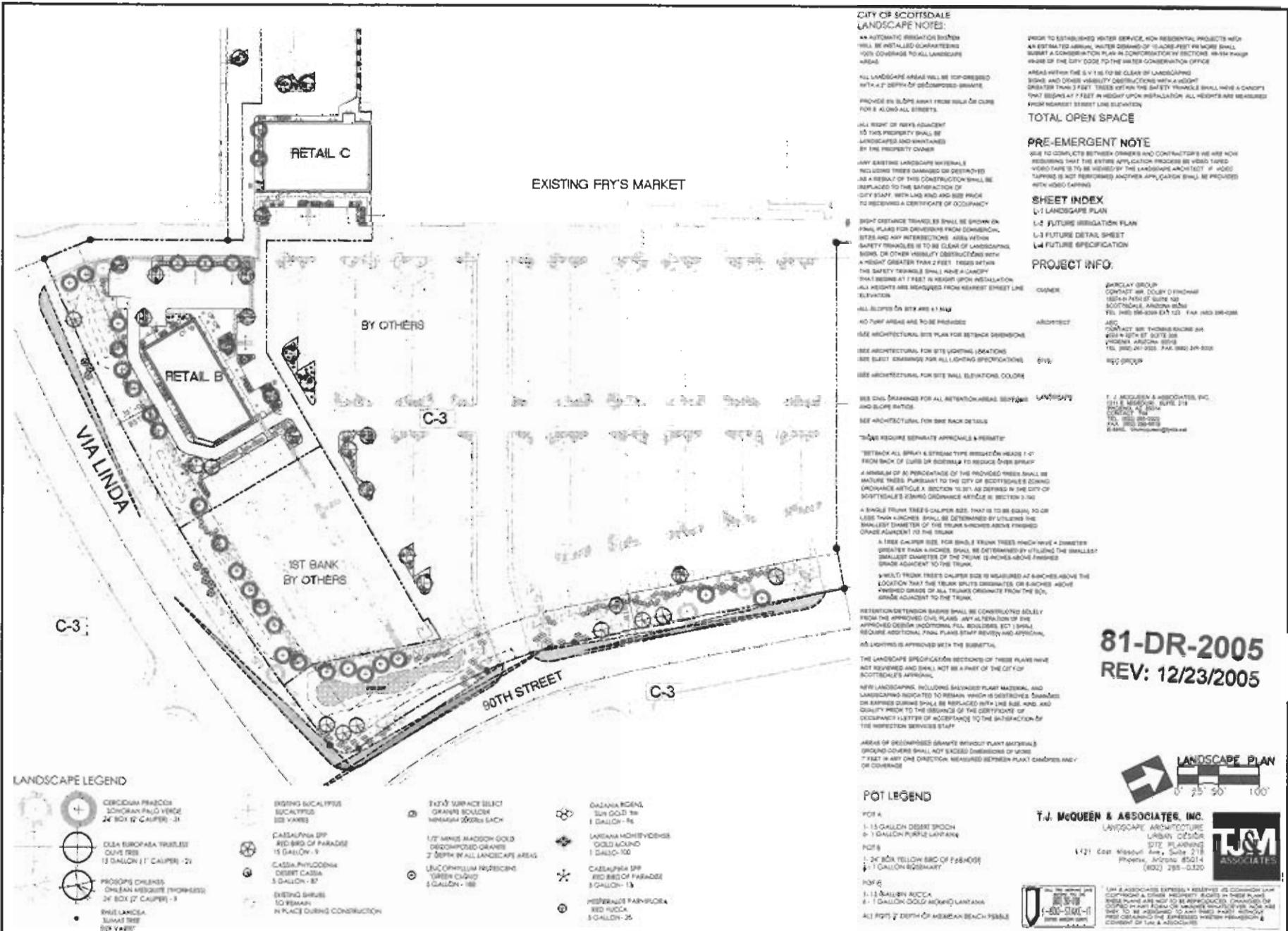


Architecture  
Engineering Solutions LLC  
Manufacturing, Construction, Management  
and Consulting Services for Commercial, Industrial and Residential  
Development

For  
BARCLAY GROUP  
INC. VIA LARGA & 20TH  
SCOTTSDALE, ARIZONA  
85255

BARCLAY  
GROUP  
INC.  
SCOTTSDALE, ARIZONA

08-047  
REV 7/00  
09-23-05  
SITE PLAN  
2005  
A1.0



PROPERTY SURVEY INDICATES THE  
SUBDIVISION FOLIO NUMBER  
SUBDIVISION NAME AND NUMBER  
SUBDIVISION DATE OF RECORDING  
SUBDIVISION NUMBER

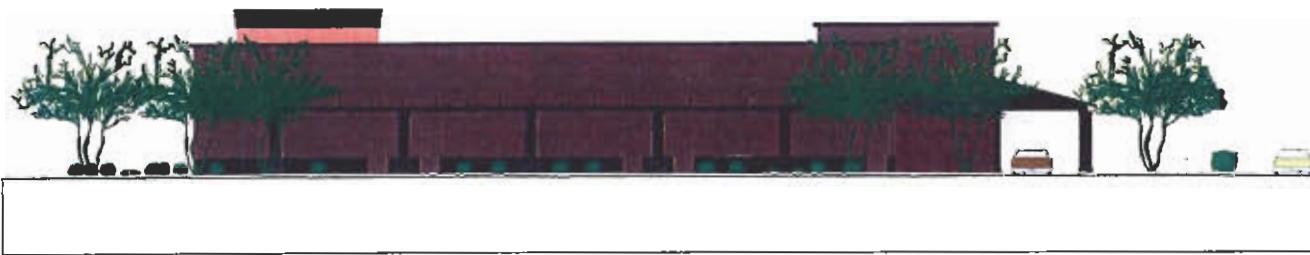
**Architecture & Engineering Solutions LLC**

Blue Ridge Building Corp.  
**BARCLAY GROUP**  
KMC VALUARD + SONS STREETS  
SCOTTSDALE, ARIZONA

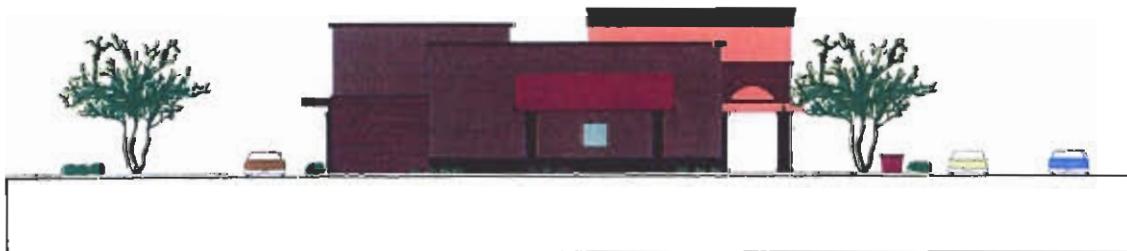


D4047  
WED 12/23/2005  
12-18-05  
LANDSCAPE PLAN  
81-DR-2005  
TJ & ASSOCIATES  
L-1

81-DR-2005  
09/27/05



EAST ELEVATION



SOUTH ELEVATION

STREETSCAPE ELEVATIONS

(See Sheet A4.3 for Elevation Rendering & Color Legend.)

T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
1121 East Missouri Ave., Suite 218  
Phoenix, Arizona 85014  
(602) 260-0380

**TJM**  
LANDSCAPE  
DESIGN  
INC.

Landscaping Services • Residential • Commercial  
Commercial • Office Properties • Residential • Parks  
Landscaping and Site Planning • Irrigation Systems  
Contracting • Consulting • Construction • Maintenance  
Landscaping Services • Residential • Commercial  
Commercial • Office Properties • Residential • Parks  
Landscaping and Site Planning • Irrigation Systems  
Contracting • Consulting • Construction • Maintenance

New Store Building  
**BARCLAY GROUP**  
MARC MALLAND & MATTHEW  
SCOTTIECK, PARTNERS, Architects

1121 E. Missouri Ave.  
Phoenix, AZ 85014  
(602) 260-0380

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LANDSCAPE  
DESIGN  
INC.

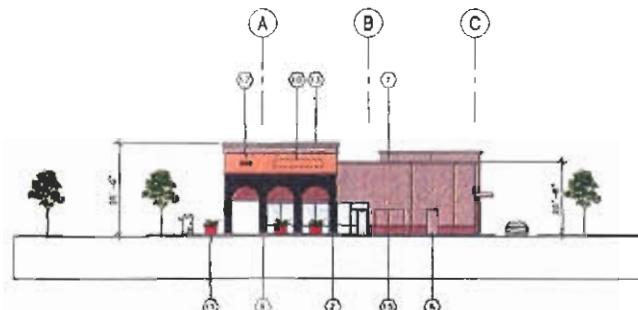
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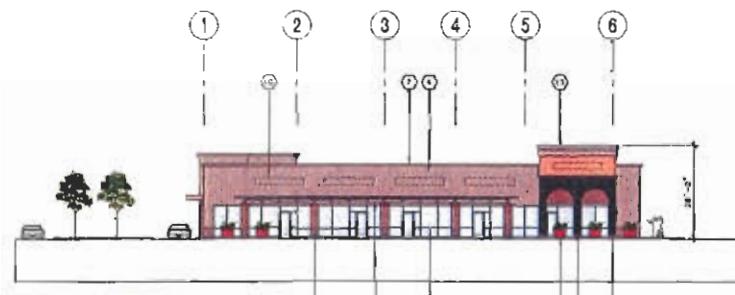


#### KEYNOTES

- 1 ALUMINUM STREIGHT EDGE WITH 1" INSULATED GLAZING, 1/4" THICK 1000.
- 2 CULTURED STONE VENEER.
- 3 STEEL TRELIS, PAINT.
- 4 GATE SYSTEM, PAINT.
- 5 CANTILEVERED 12" X 3" TUBE STEEL CHIMNEY.
- 6 TUBE STEEL OR C/T H/S HEADER.
- 7 ALUMINUM COFFEE.
- 8 METAL DOOR, CHAIN TO MATCH ADJACENT WALL COLOR.
- 9 WALL-MOUNTED LIGHT FIXTURE.
- 10 PROPOSED TENANT SIGN LOCATION.
- 11 PRE-CAST CONCRETE PLANTER POT.
- 12 2'-0" X 1'-0" PLASTER MATERIAL 100.
- 13 STUCCO COATINGS, PAINT.
- 14 8'-0" X 8'-0" CM (LIPS VENEER) TRASH ENCLOSURE WITH STEEL LATCH.
- 15 SURFACE EXTERIOR SECTION - PAINT TO MATCH ADJACENT SURFACE.
- 16 2'-0" X 2'-0" COLUMN, MATERIAL A-700.
- 17 12TH BUILDING ADDRESS NUMBERS, 2" MARBLE STONES.



WEST ELEVATION



NORTH ELEVATION

#### GENERAL NOTES

- A ALL BUILDING MATERIALS, FINISHES AND COLORS TO MATCH EXISTING TRY'S MARKETPLACE STORE.
- B ALL MECHANICAL, PLUMBING AND ROOF-ACCESS EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY THE PARAPET.

#### COLOR LEGEND

- 11A SHERWIN WILLIAMS, "POLYESTER GOLD", 100-4206.
- 11B SHERWIN WILLIAMS, "VOCNA", 100-4207.
- 11C SHERWIN WILLIAMS, "CARPET", 100-4108.
- 11D SHERWIN WILLIAMS, "TOP SECRET", 100-7038.
- 11E SHERWIN WILLIAMS, "ACCESSIBLE BEIGE", 100-7030.
- 11F SHERWIN WILLIAMS, "TRINITY BROWN", 100-4246.
- 11G GREEN COLUMNS CULTURED STONE\*, AGG MISTIC SOUTHERN LEDGESTONE (20Y-2055) WITH 2008 BRADSTONE OVERLAY (20Y-2068).

Barclay Holdings Inc.  
BARCLAY GROUP  
MC CALLISTER & DAVIS INC.  
SCOTTSDALE, ARIZONA 85256

BARCLAY

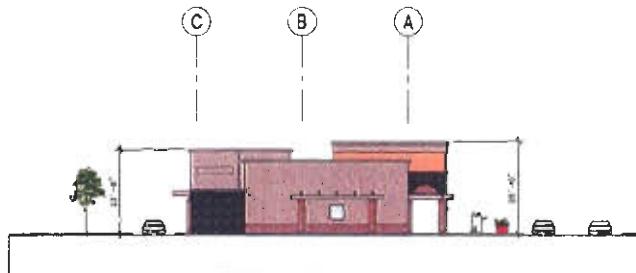
0407  
09-23-05  
EXTERIOR ELEVATIONS  
SHEET B  
A42

81-DR-2005

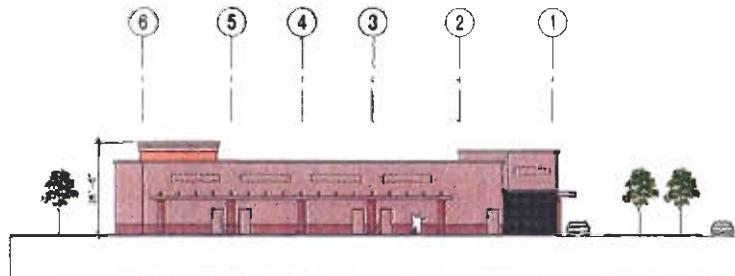
09/27/05



KEYNOTES



EAST ELEVATION



SOUTH ELEVATION

GENERAL NOTES

- 1 ALL BUILDING MATERIALS, FINISHES AND COLORS TO MATCH EXISTING VILLAGE Marketplace STORE.
- 2 ALL NEIGHBORING UNITS AND SIDE ADJACENT EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY THE PARAPET.

COLOR LEGEND

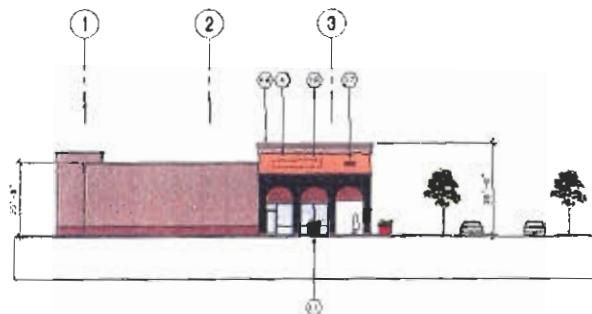
10A	SHERWIN WILLIAMS, "TOLLEY GOLD", #60-6765
10B	SHERWIN WILLIAMS, "ROCKAWAY", #60-6887
10C	SHERWIN WILLIAMS, "LAUREL", #60-6158
10D	SHERWIN WILLIAMS, "TOMMY TAPET", #60-7638
10E	SHERWIN WILLIAMS, "ACCORDIALS-BEIGE", #60-7328
10F	SHERWIN WILLIAMS, "SPRING BREEZE", #60-6646
10G	DRIVE COATING "NATURES STONE", 100% RUSTIC SOUTHERN LUMBERSTONE (CEW-2055) WITH 20% BONDERITE STAINLESS (CUSTOM COLOR-100-101)

New Project Budget by  
BARCLAY GROUP  
MCN: VALLENDIA • 10111 ULLMAN  
SCOTTSDALE, ARIZONA

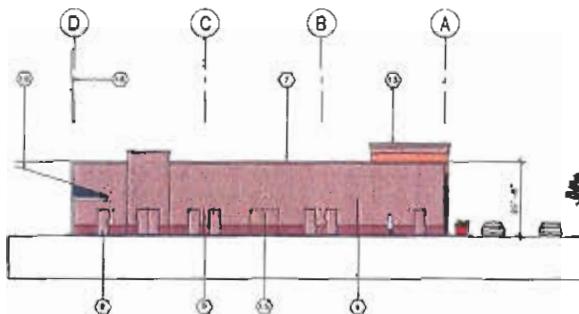


0404P
NAME: DR. JAMES
DATE: 09-27-05
EXTERIOR ELEVATIONS, SHOPS B
REVISION NO.: 04-100
A4.3

81-DR-2005  
09/27/05



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION - PARTIAL

#### KEYNOTES

- 1 ALUMINUM EXTERIOR SYSTEM WITH 4" INSULATED GLAZED FINISH TBS.
- 2 CALIFORNIA STONE VENEER.
- 3 FIBER TRELLO, PAINT.
- 4 EYES SYSTEM, PAINT.
- 5 SANTICHEM 12' X 2' THIN STEEL CANOPY.
- 6 THIN STEEL OR EYES HEADER.
- 7 ALUMINUM DOOR.
- 8 METAL DOOR. PAINT TO MATCH ADJACENT WALL COLOR.
- 9 WALL-MOUNTED U-ROOF Z-EXURE.
- 10 PROPOSED TENANT SIGN LOCATION.
- 11 PRE-CAST CONCRETE PLANTER POT.
- 12 2'-0"W X 1'-0"D PILASTER, MATERIAL TBS.
- 13 STOOL CORNICE, PAINT.
- 14 8'-0" W X 1'-0" H TRASH ENCLOSURE WITH STEEL GATES.
- 15 SERVICE ENTRANCE RECTOR, PAINT TO MATCH ADJACENT SURFACE.
- 16 2'-0" X 3'-0" COLUMN, MATERIAL TBS.
- 17 12'W BUILDING ANGLES MEMBERS, 2" MIGMA STRIKE.
- 18 LINE OF EXISTING PTF'S MARKETPLACE.
- 19 NEW HIGH ROOF, MATCH EXISTING CONCRETE ROOF TILE.

#### GENERAL NOTES

- ALL BUILDING MATERIALS, FINISHES AND COLORS TO MATCH EXISTING PTF'S MARKETPLACE STORE.
- ALL RETAILERS, UNITS AND ROOF-MOUNTED EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY THE PARAPET.

#### COLOR LEGEND

	SHERWIN WILLIAMS, "FAIRFIELD ADULT", SW-6280.
	SHERWIN WILLIAMS, "SOHO", SW-6281.
	SHERWIN WILLIAMS, "TUFFET", SW-6136.
	SHERWIN WILLIAMS, "TOBY KNIGHT", SW-6138.
	SHERWIN WILLIAMS, "ACCESSIBLE BEIGE", SW-6204.
	SHERWIN WILLIAMS, "SWING BROWN", SW-6246.
	SHERWIN WILLIAMS, "CALIFORNIA STONE", SW-6205. SOUTHERN LICHEN STONE (2007-2008) WITH 208 BREMONT GREEN MARBLESTONE (209-2009).



Proposed changes shall be made in accordance with the requirements of the City of Phoenix Building and Safety Code, the Uniform Building Code, the International Building Code, the International Residential Code, and the International Fire Code. All plans shall be submitted in accordance with the requirements of the City of Phoenix Building and Safety Code.

**Architecture Engineering Solutions LLC**  
Engineering • Architecture • Interior Design • Construction Management • General Contracting • Project Management • Landscaping • General Contracting • General Contracting • General Contracting

New Price Building for  
BARCLAY GROUP  
1000 W. 19TH STREET  
PHOENIX, ARIZONA



1	2	3	4
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

1	2	3	4
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16